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9 Bay Close, Earley, Reading, RG6 5GH - Price £685,000

Beautifully presented and extended detached family home in the sought-after Herbs and Spices area of Earley...



4 large bedrooms, ensuite shower room, large family bathroom with separate shower, downstairs cloakroom, lounge, dining room, kitchen/ breakfast room, garage, low maintenance gardens, parking for 4 cars, double glazing, gas radiator central heating.



The property is superbly positioned in a small cul de sac of 10 houses within the traditional Maiden Erlegh catchment, close to Reading University and amenities including Marks & Spencers, Costa Coffee, a large supermarket complex, a sports centre and private schools including Leighton Park, St Joseph's College, Crosfields School and Kendrick and Reading grammar schools.

The kitchen has been doubled in size and has a large island which includes storage space and preparation area. Two bedrooms have been extended to accommodate a double bed and all bedrooms have fitted wardrobes. The 5 piece family bathroom has also doubled in size and has a large shower enclosure which has a pump-fed power shower.

The garden has been landscaped to ensure low maintenance. It has a raised bed with a water feature and a decking area for seating. Side access gives space for a storage area.

24 hour bus services provide access into Reading town centre, where the main line railway station has fast services to Paddington, services on the Elizabeth line, and services to Waterloo running through the nearby Earley Railway Station.

The M4 motorway can be accessed either at Junction 11, where there is also the A33 south to Basingstoke, as well as Green Park and its new railway station; or at Junction 10 where London then lies approximately 40 miles away and Heathrow Airport approximately 28 miles away.

**EER:** C74 **Council Tax:** E **Tenure:** Freehold

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

**IMPORTANT NOTICE:** We have endeavoured to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.

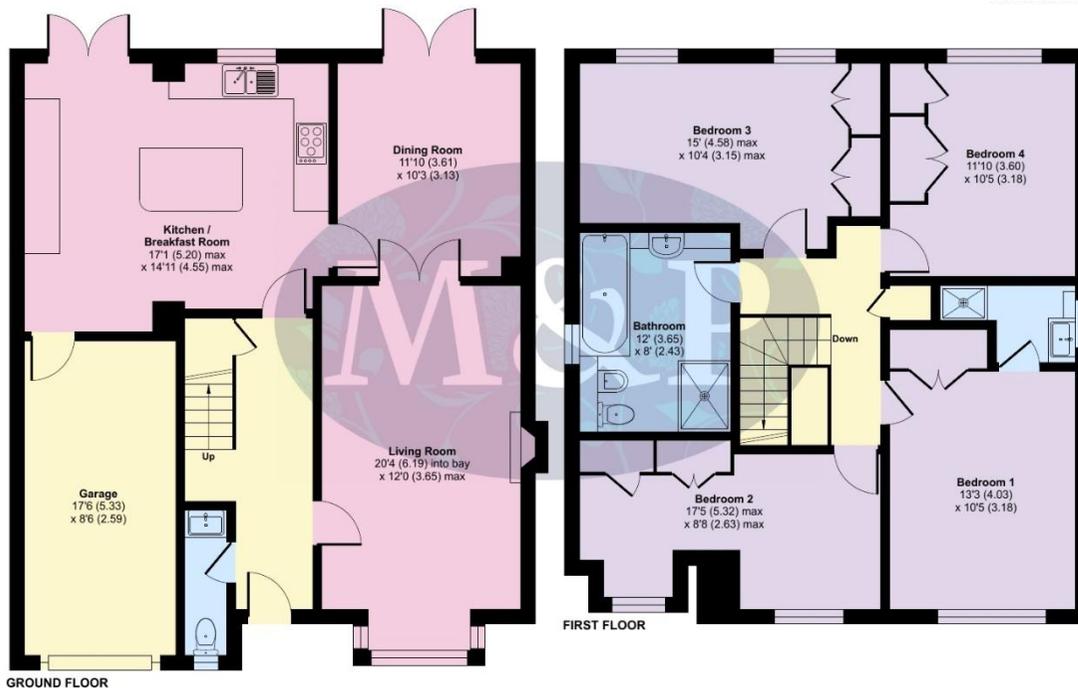
## Bay Close, Earley, Reading, RG6

Approximate Area = 1551 sq ft / 144 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1700 sq ft / 157.8 sq m

For identification only - Not to scale



**For further information or an appointment to view please contact our Earley branch on:**

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